

**MARGATE CITY PLANNING BOARD
MINUTES
DECEMBER 22, 2016**

Chairman Rich Patterson called the meeting to order at 7pm.

FLAG SALUTE

Mr. Patterson announces Robert and Amy Chipetz have been postponed until March 30, 2017
Renotification is necessary.

ROLL CALL

Present

Tom Collins
Clem Wasleski
Margaret Guber-Nulty
Michael Cristaldi
Craig Palmisano
Despina Hess
Rich Patterson

Absent

Jim Galantino
David Carter
Remy Pelosi
Joseph DiGirolamo
Michael Richmond

Jackie Zarrillo, Court Reporter
Roger McLarnon, Zoning Officer
Johanna Casey, Board Administrator
Stanley L. Bergman, Jr., Esq., Solicitor

PROCEDURE

Chairman Patterson announced that the meeting is being held in accordance with due public notice thereof and pursuant to the N.J. State "Sunshine" Law, which governs all public meetings. He also advised the Board on the intent of the meeting and the procedures which will follow.

UPDATE- MASTER PLAN

Stuart Weiser updates the Master Plan and Land Use changes. He request that all comments be directed to him as soon as possible.

APPROVAL OF MEETING SCHEDULE FOR 2017: The meeting schedule for 2017 was received on the motion of Mr. Wasleski, second by Ms. Guber-Nulty.

MINUTES

The minutes of November 17, 2016 were received, on the motion of Mr. Collins, seconded by Mr. Wasleski, and unanimously approved.

RESOLUTION & DECISION: The following Resolutions were approved unanimously when received on motion by Mr. Palmisano, seconded by Mr. Cristaldi: #45-2016: Pariano Builders; #46-2016: Bendyl, LLC; #47-2016: 9707 Amherst Marina, LLC.

ROBERT AND AMY CHIPETZ – 34 WEST DRIVE – BLOCK 201.04 LOT 68 in the S-25 district to grant C variances for third floor addition, parking, D variance for height and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Chris Baylinson, Attorney for the applicant, request a postponement of the application until March 30, 2017.

Mr. Patterson grants the postponement. Renotification and advertising is required.

JOHN AND LAUREN GIBSON – 13 N BENSON AVE. – BLOCK 224.01 LOT 79 in the S-25 district to grant a D variance for construction of a duplex in a single family zone and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. McLarnon, Zoning Officer, Licensed Engineer and Professional Planner, is sworn in and reads his review, which is attached.

Mr. Collins recuses himself.

Mr. Chris Baylinson, attorney for the applicant, reviews the application.

John Gibson, NJ licensed Architect and property owner, is sworn in and gives testimony to the variances.

Mr. Patterson inquires as to the elevation being thirteen.

Mr. Wasleski inquires as to the elevation beginning at the front door.

Mr. McLarnon inquires as to the elevation at the first floor.

Mr. McLarnon informs the Board that the height variance is no longer applicable.

Mr. Patterson inquires as to why it is not a single family home being built.

Ms. Guber-Nulty inquires as to the undue hardship.

Mr. McLarnon informs the Board of the existing duplex.

Mr. Gibson informs the Board of the location of the elevator.

Mr. McLarnon request the elevator area be astatically pleasing and accurately shown.

Mr. Cristaldi inquires as to the ability to be a single family home.

Mr. Wasleski inquires as to there being a third floor.

Mr. Palmisano inquires to the ability to be converted into condominiums.

Open to Public.

Mr. Bergman reviews the D variance which revised plans are required.

Motion to approve the D variance for a duplex in a single family zone was put forth by Mr. Cristaldi and Mr. Palmisano seconded. The motion was approved, six in the affirmative and none in the negative. Ayes; Wasleski, Guber-Nulty, Cristaldi, Palmisano, Hess and Paterson. Nays – none

DEBRA KATZ – 14 N PEMBROKE AVE. - BLOCK 217 LOT 11 in the S-40 district to grant C variances for a side yard and combined side yard setback to construct a second floor addition and deck and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. McLarnon, Zoning Officer, Licensed Engineer and Professional Planner, reads his review, which is attached.

Eric Goldstein, attorney for the applicant, presents his review of the application and reminds the Board that all setbacks are met but this one.

Peter Weiss, Licensed Professional Architect in the state of NJ. is sworn in and gives testimony.

Mr. Patterson inquires as to the structure being elevated.

Ms. Guber-Nulty inquires as to the cost of the renovation in relation to the improvement value.

Open to Public.

Public portion is close.

Mr. Bergman reviews the C variance, which revised plans are not required.

Motion to approve the C for side yard setback was put forth by Mr. Palmisano and Mr. Cristaldi seconded. The motion was approved seven in the affirmative and none in the negative. Ayes; Collins, Wasleski, Guber-Nulty, Cristaldi, Palmisano, Hess and Paterson. Nays – none

FCF ASSOCIATES – 7 S ESSEX AVE. – BLOCKS 105 – LOTS 7 in the CBD district to grant C variances for parking, building coverage and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. McLarnon, Zoning Officer, Licensed Engineer and Professional Planner, reads his review, which is attached.

Michael Learn, attorney for the applicant, presents his review of the application.

Michael Collins and Tom Collins, Jr., part business owners, are sworn in.

Mr. Patterson inquires as to the status of construction of Sea Grape Properties on Douglas Ave.

Michael Collins gives testimony to the status of construction on Douglas Ave. and the need to begin his project before there is an inability to reach the area with equipment.

Mr. Patterson inquires as to the number of vehicles which park in this area.

Mr. Learn informs the Board that the area is designated for storage.

Mr. McLarnon inquires as to the runoff from the roof.

Michael Collins informs the Board that the runoff is on the interior roof and AC condensers will be attached to the roof and fully covered with screening.

Mr. Patterson inquires as to the light air and space of the neighboring apartments.

Mr. Palmisano inquires as to the sprinkler system.

A break is taken at this time.

Mr. Learn inquires as to the concerns of the Board.

Tom Collins Jr. informs the Board that the zoning regulations allow a six foot wall on the property line.

Mr. Palmisano inquires as to the type of construction of the addition.

Mr. Learn request the meeting be carried over to the next meeting which is January 26, 2017.

Request is approved.

PUBLIC PARTICIPATION

OTHER BUSINESS:

All plans must be accompanied with an elevation survey.

The meetings will be held at 1 S. Washington Avenue from here on in.

There being no further business, the motion to adjourn was made by Guber-Nulty and seconded by Ms. Hess and unanimously approved.

Full meeting is available on tape.

Respectfully submitted

Johanna Casey
Planning Board Secretary/Administrator